

Send Tax Notice To:

Charles M. Patterson, Jr.
2619 Buckboard Road
Birmingham, Alabama 35244
PID# 04-3-08-0-000-002 (Original Parcel)

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ninety-Seven Thousand Seven Hundred Sixty and 00/100 (\$97,760.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Horace C. Bickford, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Charles M. Patterson, Jr. and Myra Patterson

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description

\$ 49680 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002 and subsequent years not yet due
and payable.

Mineral and Mining Rights are not a part of this conveyance.

Subject to the covenants and conditions of that certain deed recorded as Instrument
No.2001- 56957

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor forever; it being the intention of the parties to this
conveyance, that, unless the joint tenancy hereby created is severed or terminated during the
joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other,
the entire interest in fee simple in and to the property described hereinabove shall pass to the
surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the
GRANTEES herein shall take as tenants in common.


And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

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SHELBY COUNTY JUDGE OF PROBATE

003 MSB 65.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **1st** day of **December, 2001**.



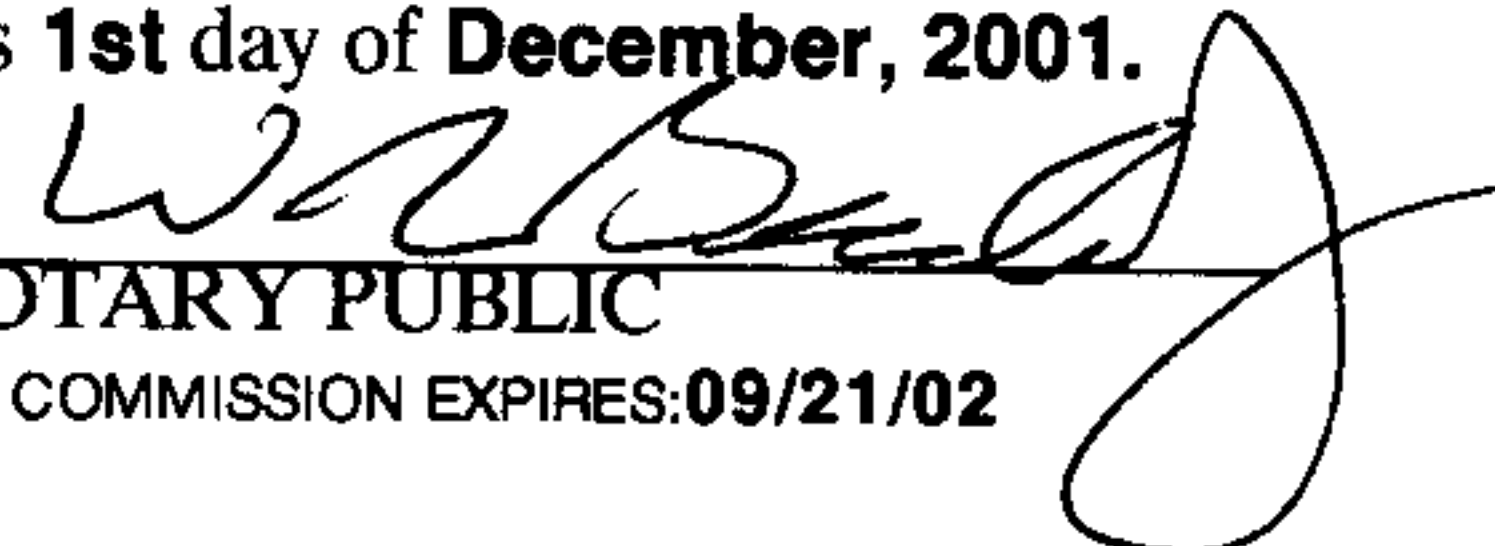
Horace C. Bickford

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Horace C. Bickford, an unmarried person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **1st** day of **December, 2001**.

(AFFIX SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/02**

OUR FILE NO.: **00138RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
989 Yeager Parkway
Pelham, AL 35124

BINDER NO.:
FILE NO.: 00138RB
LOAN NO.:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the SE Corner of the SE-1/4 of the NE-1/4 of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence run Northerly along the east line thereof for 747.74 feet to the center of an existing drive; thence 134 Degrees 53 Minutes 50 Seconds Left run Southwesterly along said existing drive for 202.17 feet; thence 20 Degrees 19 Minutes 05 Seconds Right run Westerly for 162.10 feet; thence 22 Degrees 14 Minutes 06 Seconds Left run Southwesterly for 91.57 feet; thence 20 Degrees 07 Minutes 31 Seconds Right run Southwesterly for 242.65 feet; thence 10 Degrees 19 Minutes 42 Seconds Left run Southwesterly for 159.05 feet; thence 17 Degrees 31 Minutes 36 Seconds Left run Southwesterly for 141.73 feet; thence 21 Degrees 57 Minutes 18 Seconds Left run Southwesterly for 64.02 feet; thence 31 Degrees 34 Minutes 04 Seconds Left run Southeasterly for 196.23 feet; thence 85 Degrees 30 Minutes 10 Seconds Left run Easterly for 141.58 feet; thence 20 Degrees 20 Minutes 29 Seconds Right run Easterly for 333.07 feet; thence 56 Degrees 28 Minutes 56 Seconds Right run Southernly for 28.44 feet; thence 71 Degrees 24 Minutes 38 Seconds Left run Easterly for 296.69 feet to the East Line of the NE-1/4 of the SE-1/4 of said Section 8; thence 101 Degrees 34 Minutes 45 Seconds Left run Northerly along said East Line thereof for 353.18 feet to the Point of Beginning; being situated in Shelby County, Alabama. Containing 12.22 Acres.

Mineral and Mining Rights Excepted.

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